

Tax year 2023BOR no. 0048FILED ON Rev. 12/22County AshtabulaDate received FEB 05 2024**Complaint Against the Valuation of Real Property**

Answer all questions and type or print all information. Read instructions on back before completing form. Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use DTE Form 2

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	DONNA LYNNE DURRANT	4228 CLAY ST. Geneva, OH 44041	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person (440) 466-5628 andy007isreal@gmail.com			
5. Complainant's relationship to property, if not owner If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
22-001-00-013-00		4228 CLAY ST. Geneva, OHIO 44041-9269	
7. Principal use of property			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Ashtabula Treasurer Auditor Column B Current Value (Full Market Value) Real Property TAX Value	Column C Change in Value
22-001-00-013-00	\$120,000	2022 147,000	27,000
	Richard G. Marlowe	2022 147,000	27,000
	Appraiser opinion	2023 202,000	55,000
9. The requested change in value is justified for the following reasons: I am a senior citizen (b. 1945). My only source of income is social security and pension, \$20,208 and \$1734, respectively (see 1099 statements). I reside in my home and on Passport Medicaid Program. For many years, I pay Real Property Tax, Appraisal val. \$147,000. My home was inspected on 3.23.23 By Richard Marlowe. His opinion of market value is \$120,000 (see appraisal report).			

Do I get credits?

Home Stead Senior? OWNER occupancy credit? Please be so kind and change full market value and apply credits

10. Was property sold within the last three years? ☐ Yes ☒ No ☐ Unknown If yes, show date of sale _____

and sale price \$ _____; and attach information explained in "Instructions for Line 10" on back.

11. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.

12. If any improvements were completed in the last three years, show date _____ and total cost \$ _____

13. Do you intend to present the testimony or report of a professional appraiser? ☒ Yes ☐ No ☐ Unknown

14. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation.

- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.

- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 1/29/24 Complainant or agent (printed) DONNA Lynne Durrant Title (if agent) _____

Complainant or agent (signature) Donna Lynne Durrant

Sworn to and signed in my presence, this 29th day of January, 2024
(Date) (Month) (Year)

Notary Kimberly D. Ridell

KIMBERLY D. RIDDELL, Notary Public
State of Ohio (Ashtabula Cty.)
My Commission Expires May 13, 2025

Situs : 4228 CLAY ST	Map ID: 22-001-00-013-00	LUC: 511	Card: 1 of 1	Tax Year: 2023	Printed: 02/05/24
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CURRENT OWNER	GENERAL INFORMATION
DURRANT DONNA LYNNE 4228 CLAY STREET GENEVA OH 44041	Routing No. 001-00 013-00 Class Residential Living Units 1 Neighborhood 47500 District Zoning Alternate Id
CAUV Field Review Flag:	



Legal Description	
Parcel Tieback: Legal Descriptions: 17 W	Addl. Tieback: N

Land Information								
Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	O	0	.2000		0			
A	S	13000	3.6300	60	0	5	-15	31,290
A	H	13000	1.0000	100	0			16,900
								48,190
Total Acres: 4.83				Legal Acres: 4.83		NBHD Fact: 1.3000		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	16,870	48,200	48,200	0	0
Building	53,830	153,800	153,800	0	0
Total	70,700	202,000	202,000	0	0
Manual Override Reason Base Date of Value Effective Date of Value					
Value Flag	1-COST APPROACH				

Current Value			
Year	Land	Building	Total Value
2020	37,100	109,900	147,000
2021	37,100	109,900	147,000
2022	37,100	109,900	147,000

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/02/98		2-Land And Building	U-Not Validated		ET-Temp Exempt	DURRANT DENNIS H &

Entrance Information			
Date	ID	Entry Code	Source
01/27/14	WPW	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 4228 CLAY ST

Parcel Id: 22-001-00-013-00

LUC: 511

Card: 1 of 1

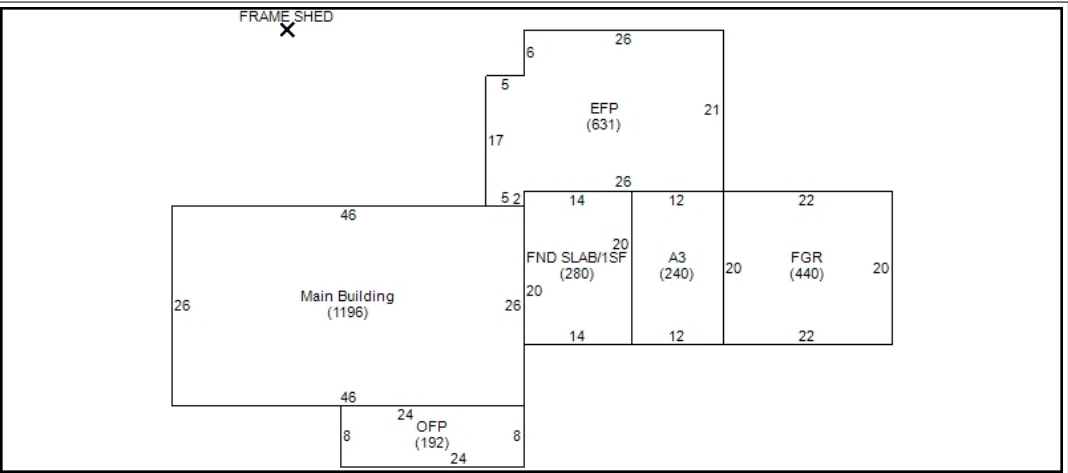
Tax Year: 2023

Printed: 02/05/24

Dwelling Information			
Valuation Method	D	Total Rooms	5
Override Model		Dining Rooms	0
Story Height	1	Bedrooms	3
Construction	1-Wood/Vinyl	Family Rooms	0
Style	03-Ranch	Full Baths	1
Year Built	1960	Half Baths	0
Eff Year Built	1970	Addl. Fixtures	0
Year Remodeled		Total Fixtures	6
Kitchen Remod		Unfinished Area	0
Bath Remod		T2 Rec Rm Area	
Lower Level	4-Full Basement	T3 Rec Rm Area	
Heating	4-Heat Pump	T4 Rec Rm Area	
Heat Fuel Type		Fin Bsmt Liv Area	0
System		WBFP Stacks	1
Attic	0-None	WBFP Openings	1
Phy. Condition	A-Average Condition	WBFP Add'l Stry	
Int vs Ext Cond		Prefab Fireplace	
Well / Septic	3	Prefab Add'l Stry	
Bsmt Gar # Cars			
Misc 1 Desc		Misc 1 Qty	
Misc 2 Desc		Misc 2 Qty	
Grade	C	Cost & Design	0
CDU	AV-AVERAGE	Functional	
% Good Ovr		Economic	100
% Complete	100	NBHD Fact	1.4
GRM Econ Rents		GRM Factor	1
GRM Units		GRM Value	0

Dwelling Computations			
Base Price	78,940	% Good	60
Plumbing	1,400	Market Adj	
Basement	20,450	Functional	
Heating	3,590	Economic	100
Attic	0	% Complete	100
Other Features	4,200	C&D Factor	
		Adj Factor	1.4
Subtotal	108,580	Additions	38,100
Ground Floor Area	1,196		
Total Living Area	1,716	Dwelling Value	153,800
Dwelling Notes			

Misc & Gross Buiding Values	
Misc Building No	Misc Adjusted Value
Gross Building:	



Additions											
Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					1,196						
1			EFP		631						24,300
2		SLB	1SF		280						13,700
3		SLB	1SF		240						11,800
4			OFP		192						4,000
5			FGR		440						9,600

Outbuilding Data													
Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
2	RS1-Frame Sh	1960		10x10	100	C	1		S				

Condominium / Mobile Home Information			
Complex #	Level	MH Make	
Type	Elevator	MH Model	
Unit No	Location	Serial#	
Condo Style	View	MH Title#	
Cmplx Name		Park Code	

Situs : 4228 CLAY ST

Parcel Id: 22-001-00-013-00

LUC: 511

Card: 1 of 1

Tax Year: 2023

Printed: 02/05/24

Comments

Number	Code	Status	Comment
1	FLD	RV	20020307 CG C#01 - MH ON PROPERTY
2	FLD	NC	20030828 JP C#01 - 8-8-03:GARAGE CONVERT INTO LIVING SPACE & NEW GARAGE 100%
3	FLD	NC	20030828 JP C#01 - FOR 1-1-03
4	FLD	RV	20080530 CG C#01 - 5/23/07 CORRECT REAR EFP SIZE & AREAS "C","D" & "F"
5	FLD	RV	20080530 CG C#01 - FOR REVAL

Situs : 4228 CLAY ST

Parcel Id: 22-001-00-013-00

LUC: 511

Card: 1 of 1

Tax Year: 2023

Printed: 02/05/24

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FROM: MARLOWE APPRAISAL INC 7400 Center Street Suite 200 Mentor, OH 44060 Telephone Number: 440-299-5266 Fax Number:			INVOICE INVOICE NUMBER 23-0076 DATES Invoice Date: 02/27/2023 Due Date: REFERENCE Internal Order #: 23-0076 Lender Case #: Client File #: FHA/VA Case #: Main File # on form: 23-0076 Other File # on form: Federal Tax ID: Employer ID:	
TO: Donna Durrant , E-Mail: Telephone Number: Fax Number: Alternate Number:				
DESCRIPTION				
Lender: NONE		Client: Donna Durrant		
Purchaser/Borrower: NONE				
Property Address: 4228 Clay St				
City: Geneva				
County: Ashtabula		State: OH		Zip: 44041
Legal Description: 17 W				
FEES				AMOUNT
Full Appraisal				450.00
SUBTOTAL				450.00
PAYMENTS				AMOUNT
Check #:	Date:	Description: PAID CREDIT CARD		450.00
Check #:	Date:	Description:		
Check #:	Date:	Description:		
SUBTOTAL				450
TOTAL DUE				\$ 0.00

Borrower	NONE				File No. 23-0076	
Property Address	4228 Clay St					
City	Geneva	County	Ashtabula	State	OH	Zip Code 44041
Lender/Client	NONE					

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SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	4228 Clay St
	Legal Description	17 W
	City	Geneva
	County	Ashtabula
	State	OH
	Zip Code	44041
	Census Tract	0008.02
	Map Reference	11780
PRICE & DATE	Contract Price	\$
	Date of Contract	
PARTIES	Borrower	NONE
	Lender/Client	NONE
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	1,235
	Price per Square Foot	\$
	Location	N;Res;BsyRd
	Age	62
	Condition	C5
	Total Rooms	6
	Bedrooms	3
	Baths	1.1
APPRAISER	Appraiser	Richard G. Marlowe
	Effective Date of Appraisal	1/01/2022
VALUE	Opinion of Value	\$ 120,000

RESIDENTIAL APPRAISAL REPORT

File No.: 23-0076

SUBJECT	Property Address: 4228 Clay St		City: Geneva		State: OH		Zip Code: 44041	
	County: Ashtabula		Legal Description: 17 W					
			Assessor's Parcel #:		220010001300			
	Tax Year: 2022		R.E. Taxes: \$ 1,975		Special Assessments: \$ 10		Borrower (if applicable): NONE	
	Current Owner of Record: DURRANT DONNA LYNNE		Occupant:		☒ Owner		☐ Tenant ☐ Vacant ☐ Manufactured Housing	

Project Type:	☐ PUD	☐ Condominium	☐ Cooperative	☐ Other (describe)	HOA: \$ 0	☐ per year	☐ per month
Market Area Name: HARPERSFIELD TWP		Map Reference: 11780		Census Tract: 0008.02			

ASSIGNMENT	The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)	
	This report reflects the following value (if not Current, see comments): ☐ Current (the Inspection Date is the Effective Date) ☒ Retrospective ☐ Prospective	
	Approaches developed for this appraisal: ☒ Sales Comparison Approach ☐ Cost Approach ☐ Income Approach (See Reconciliation Comments and Scope of Work)	
	Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe)	
	Intended Use: <u>Retrospective appraisal for asset valuation real estate tax dispute.</u>	

Intended User(s) (by name or type): Donna Durrant, Ashtabula County Auditor	
Client: Donna Durrant	
Address: 4228 Clay St. Harpersfield Twp, OH 44041	
Appraiser: Richard G. Marlowe	
Address: 7400 Center St, #200, Mentor, OH 44060	

MARKET AREA DESCRIPTION	Location:	☐ Urban	☒ Suburban	☐ Rural	Predominant Occupancy	One-Unit Housing			Present Land Use		Change in Land Use	
	Built up:	☐ Over 75%	☒ 25-75%	☐ Under 25%		PRICE	AGE	One-Unit	68 %	☒ Not Likely		
	Growth rate:	☐ Rapid	☒ Stable	☐ Slow	☒ Owner	67	\$ (000)	(yrs)	2-4 Unit	2 %	☐ Likely *	☐ In Process *
	Property values:	☐ Increasing	☒ Stable	☐ Declining	☐ Tenant	24	30	Low	0	Multi-Unit	1 %	* To: _____
	Demand/supply:	☐ Shortage	☒ In Balance	☐ Over Supply	☐ Vacant (0-5%)		425	High	183	Comm'l	2 %	
	Marketing time:	☒ Under 3 Mos.	☐ 3-6 Mos.	☐ Over 6 Mos.	☒ Vacant (>5%)		153	Pred	64	Other	27 %	
	Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): COMMUNITY PROFILE REFLECTS STABLE TO SLIGHTLY INCREASING PROPERTY VALUES. SUPPLY AND DEMAND ARE IN BALANCE. MARKETING TIME IS UNDER THREE MONTHS. THERE IS A GENERAL LACK OF SALES IN THE 90 DAY PERIOD DUE TO WINTER WHEN THERE TRADITIONALLY ARE LESS SALES AND SLIGHTLY LOWER VALUES.											

The neighborhood is bound as follows: E Maple Ave (North), Forman Rd (East), S River Rd E (South) and County Line Rd (West). All other land use is vacant land.	
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SITE DESCRIPTION	Dimensions: 288 x Irregular		Site Area: 4.83 ac	
	Zoning Classification: R-1		Description: Single & Two Family Residential (2 ac)	
	Zoning Compliance: ☒ Legal		☐ Legal nonconforming (grandfathered) ☐ Illegal ☐ No zoning	
	Are CC&Rs applicable? ☐ Yes ☒ No ☐ Unknown		Have the documents been reviewed? ☐ Yes ☒ No	
	Ground Rent (if applicable) \$ /			
	Highest & Best Use as improved: ☒ Present use, or ☐ Other use (explain)		There Are No Alternative Uses Which Would Be Legally Permissible Or Physically Possible Which Would Maximize Value Over And Above The Current Use at this time.	
	Actual Use as of Effective Date: Single Family Residential		Use as appraised in this report: Single Family Residential	
	Summary of Highest & Best Use: The use as a single family home is the current highest and best use for the property as it is legally permissible and conforms to the neighborhood of which single-family homes are predominant.			

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	Mostly Level
Electricity	☒	☐		Street	Asphalt	☒	☐	Size	4.83 ac
Gas	☐	☒	Oil-Typical	Curb/Gutter	NONE	☐	☐	Shape	Basically Rectangular
Water	☐	☒	Well-Typical	Sidewalk	NONE	☐	☐	Drainage	Adequate
Sanitary Sewer	☐	☒	Septic-Typical	Street Lights	NONE	☐	☐	View	N;Res;
Storm Sewer	☒	☐		Alley	NONE	☐	☐		
Other site elements: ☐ Inside Lot ☐ Corner Lot ☐ Cul de Sac ☐ Underground Utilities ☐ Other (describe)									
FEMA Spec'l Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone X FEMA Map # 39007C0145D FEMA Map Date 12/18/2007									
Site Comments: The Subject is on a Busy Street. An appropriate adjustment will be made. This does not affect the marketability of the subject. There Are No Other Apparent Adverse Site Conditions Noted At The Time Of Inspection That Affect The Value Of The Subject Property. Appraiser Is Not An Expert In The Field Of Environmental Hazards, And The Report Should Not Be Considered To Be An Environmental Assessment Of The Property.									

DESCRIPTION OF THE IMPROVEMENTS	General Description		Exterior Description		Foundation		Basement ☐ None		Heating	
	# of Units 1 ☐ Acc.Unit		Foundation		Slab NONE		Area Sq. Ft. 1,196		Type FWA	
	# of Stories 1		Exterior Walls		Crawl Space NONE		% Finished 2		Fuel Oil	
	Type ☒ Det. ☐ Att. ☐		Roof Surface		Basement Full		Ceiling NONE			
	Design (Style) DT2;Ranch		Gutters & Dwnspts. Alum/Average		Sump Pump ☐		Walls Block		Cooling	
	☒ Existing ☐ Proposed ☐ Und.Cons.		Window Type		Dampness ☒ Moderate		Floor Cement		Central Yes	
	Actual Age (Yrs.) 62		Storm/Screens		Settlement Moderate		Outside Entry NONE		Other	
	Effective Age (Yrs.) 60		Screens		Infestation NONE					
	Interior Description		Appliances		Attic ☐ None		Amenities		Car Storage ☐ None	
	Floors HdWd,Vinyl/Fair		Refrigerator ☐		Stairs ☐		Fireplace(s) # 1		Woodstove(s) # 0	

Walls	Panel,DW/Average	Range/Oven	☐	Drop Stair	☒	Patio	Enclosed			Garage	# of cars (7 Tot.)
Trim/Finish	HdWd/Avg	Disposal	☐	Scuttle	☐	Deck	NONE			Attach.	2
Bath Floor	Vinyl/Average	Dishwasher	☒	Doorway	☐	Porch	Front			Detach.	0
Bath Wainscot	Fiberglass/Fair	Fan/Hood	☐	Floor	☐	Fence	NONE			Blt.-In	0
Doors	wood/fair	Microwave	☐	Heated	☐	Pool	NONE			Carport	0
		Washer/Dryer	☐	Finished	☐					Driveway	5
										Surface	Gravel
Finished area above grade contains: 6 Rooms 3 Bedrooms 1.1 Bath(s) 1,235 Square Feet of Gross Living Area Above Grade											
Additional features: Ceiling fans, Garage door opener, Upgraded electric and NEWER Water treatment system and Roof.											

Describe the condition of the property (including physical, functional and external obsolescence): The Subject Is In Average To Fair Condition. Most Of The Finishes Are At The End Of Their Useful Lives And Could Be Replaced. Extensive Physical Depreciation Was Noted, Other Than The Roof And Electric. There Is No Measurable Evidence Of Functional Or External Obsolescence, Other Than The Subject Being On A Busy Street(Adjusted In Grid) In The County Records The Old Garage Has Been Converted To Living Space It Was Not Completed To The Same Quality As The Rest Of The Home And There Is No Heat In This Area, For This Reason It Is Considered Workshop Or Old Garage And Not Living Area As Garage Doors Have Been Replaced. The basement at one time would be considered finished, due to excessive water intrusion the walls are deterioriating and the floors(asbestos tile) are coming up, with mold these would not be consdered finished

File No.: 23-0076

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ADDITIONAL COMPARABLE SALES

File No.: 23-0076

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address 4228 Clay St Geneva, OH 44041		1561 Barnum Rd Geneva, OH 44041								
Proximity to Subject		1.33 miles SW								
Sale Price		\$		\$ 210,000	\$			\$		
Sale Price/GLA		\$ /sq.ft.		\$ 146.85 /sq.ft.	\$ /sq.ft.			\$ /sq.ft.		
Data Source(s)		Inspection			MLSNOW#4300338; DOM 3					
Verification Source(s)		Realist, County			Realist,County,Exterior Insp.					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION		+ (-) \$ Adjust.	DESCRIPTION		+ (-) \$ Adjust.	DESCRIPTION		+ (-) \$ Adjust.
Sales or Financing Concessions		ArmLth Conv;5250		-5,250						
Date of Sale/Time		s09/21;c07/21								
Rights Appraised	Fee Simple	Fee Simple								
Location	N;Res;BsyRd	N;Res;BsyRd								
Site	4.83 ac	2.0 ac		+8,000						
View	N;Res;	N;Res;								
Design (Style)	DT2;Ranch	DT2;Ranch								
Quality of Construction	Q4	Q4								
Age	62	49		0						
Condition	C5	C3		-52,500						
Above Grade	Total Bdrms Baths	Total Bdrms Baths			Total Bdrms Baths			Total Bdrms Baths		
Room Count	6 3 1.1	6 3 2.0		-2,500						
Gross Living Area	1,235 sq.ft.	1,430 sq.ft.		-3,500	sq.ft.			sq.ft.		
Basement & Finished Rooms Below Grade	1196sf25sfin 0rr0br1.0ba0o	1278sf750sfin 1rr0br0.0ba1o		-3,000 0						
Functional Utility	Typical	Typical								
Heating/Cooling	FWA/CAC	FWA/NONE		+3,000						
Energy Efficient Items		NONE		0						
Garage/Carport	2ga5dw	4ga4qd10dw		-30,000						
Porch/Patio/Deck	Porch,EnclPatio	Porch,2lgDeck		-1,500						
ADDITIONAL ITEMS	Frplc,Pond,wkshp	Workshop		+1,500						
LP To Sales Price Ratio	SOLD	SOLD								
EXTERIOR	Vinyl	Vinyl,Brick		-1,500						
Net Adjustment (Total)		☐ + ☒ -	\$	-87,250	☐ + ☐ -	\$		☐ + ☐ -	\$	
Adjusted Sale Price of Comparables		Net Gross	41.5 % 53.5 %	\$ 122,750	Net Gross	% % \$		Net Gross	% % \$	

Summary of Sales Comparison Approach

Supplemental Addendum

File No. 23-0076

Borrower	NONE				
Property Address	4228 Clay St				
City	Geneva	County	Ashtabula	State	OH Zip Code 44041
Lender/Client	NONE				

Cost Approach Comments

N/A DUE TO AGE OF HOME. Nothing set forth in the appraisal should be relied upon for the purpose of determining the amount or type of insurance coverage to be placed on the subject property. The appraiser assumes no liability for and does not guarantee that any insurable value estimate inferred from this report will result in the subject property being fully insured for any loss that may be sustained. The appraiser recommends that an insurance professional be consulted. Further, the cost approach may not be a reliable indication of replacement or reproduction cost for any date other than the effective date of this appraisal due to changing costs of labor and materials and due to changing building codes and governmental regulations and requirements.

SCOPE OF WORK

Information about the subject property was obtained from public records, using Realist and the County's websites, and, if a reasonably recent listing of the property was detected, from Multiple Listing data. This information included the age of the improvements, the last date of sale, the tax account number and legal description contained in these records, physical characteristics, including square foot information and room count, the assessed valuation of the land and the improvements, current real estate taxes and zoning information. Maps showing the subject site and the subject market area were examined and prepared for inclusion in the appraisal report. A physical inspection of the subject property was made, including the exterior of the subject dwelling, and an analysis was made of the neighborhood, site and improvements. This inspection and analysis included the consideration of any known factors that could be expected to have an impact on the value of the subject property. Although due diligence was exercised, the appraiser is not an expert in matters such as pest control, structural engineering, hazardous substances or environmental hazards, and no warranty is given as to these elements. The subject improvements were compared to the county records by site and the pertinent square foot areas of the improvements were noted. Personal property was not included within the estimate of value. An analysis was made of the subject real estate market and of available market/sales data, utilizing Realist and Multiple Listing data. Those sales considered to provide the best indication of the market value of the subject property were selected and compared to the subject in the Quantitative Sales Comparison Analysis. Typically, only an exterior inspection from the street is made of the comparable properties. Information about the comparables was verified, including pertinent financing information relating to the transaction, using the named sources. Dollar adjustments were made to each of the comparable properties, reflecting estimated market reaction to those items of significant variation between the subject and comparable properties. If a significant item in a comparable property was superior to, or more favorable than the subject property, a minus (-) adjustment was made to the comparable, thus reducing the indicated value of the subject in comparison to that comparable; if a significant item in a comparable was inferior to, or less favorable than the subject, a plus (+) adjustment was made, thus increasing the indicated value of the subject. Further analysis was made, considering such factors as the comparables' relative proximity to the subject property, recentness of sale and overall similarity to the subject property, in order to reconcile to the final estimate of the value of the subject property by the Sales Comparison Approach to value. The appraisal report was prepared, together with attached exhibits, and the completed appraisal report was delivered to the client, which constituted completion of the assignment.

HIGHEST AND BEST USE: The highest and best use for the subject as improved was determined to be its present use as a single family residence. This use is legally permissible; it is the only legal use under the current zoning regulations. It is physically possible; there are no topological or engineering considerations evident which would prevent this use. It is financially feasible; local financing for such improvements is readily available at prevailing rates. And it is maximally productive, in that it returns maximum benefit to the owner and to the community.

I have met the competency requirements as defined by the Uniform Standards of Professional Appraisal Practice and have access to local MLS in which the city is located. I actively appraise properties in the county in which the subject property is located and have been doing so for over 20 years.

This appraisal was performed following public awareness that COVID-19 was affecting residents in the United States. At the time of the appraisal, COVID-19 was beginning to have widespread health and economic impacts. The effects of COVID-19 on the real estate market in the area of the subject property were not yet measurable based on reliable data. The analyses and value opinion in this appraisal are based on the data available to the appraiser at the time of the assignment and apply only as of the effective date indicated. No analyses or opinions contained in this appraisal should be construed as predictions of future market conditions or value.

The appraiser has not identified any purchaser, borrower or seller as an intended user of this appraisal. Receipt of a copy of the appraisal by such a party or any other third party does not mean that the party is an intended user of the appraisal. Such parties are advised to obtain an appraisal from an appraiser of their own choosing if they require an appraisal for their own use. This appraisal report should not serve as the basis for any property purchase decision or any appraisal contingency in a purchase agreement relating to the property

Appraiser's Method of Measurement is based on the study and following of ANSI® standards Z765-2021. Gross living area was calculated in the field by the appraiser measuring the property using a laser measuring device and/or a tape. Due to variances caused by different devices, standards, etc, it is possible for the Appraisers measured square footage calculation and ie, County Courthouse or Builder square footage numbers to be different. No information was available regarding the source or method of determining the GLA in public records or other sources noted. The appraiser does not guarantee the accuracy of the sketch but has put forth reasonable diligence to perform an accurate product. Comparable sale gross living area is extracted from MLS or county records. Some MLS/County records include lower level/basement in the square footage. The appraiser will extract this from the records if this is the case.

SPECIAL ASSESSMENTS OF \$5.00 FOR COUNTYWIDE RECYCLING PROGRAM AND \$4.50 FOR 9-1-1 EMERGENCY TELEPHONE ARE YEARLY AND ONGOING. THESE HAVE NO IMPACT ON SUBJECT MARKETABILITY.

The effective date of the appraisal is 01/01/2022 as the is for a real estate tax value of the home. I actually inspected the home on 03/23/2023 and the report was signed on 03/28/2023

Subject Photo Page

Borrower	NONE				
Property Address	4228 Clay St				
City	Geneva	County	Ashtabula	State	OH Zip Code 44041
Lender/Client	NONE				



Subject Front

4228 Clay St



Subject Rear



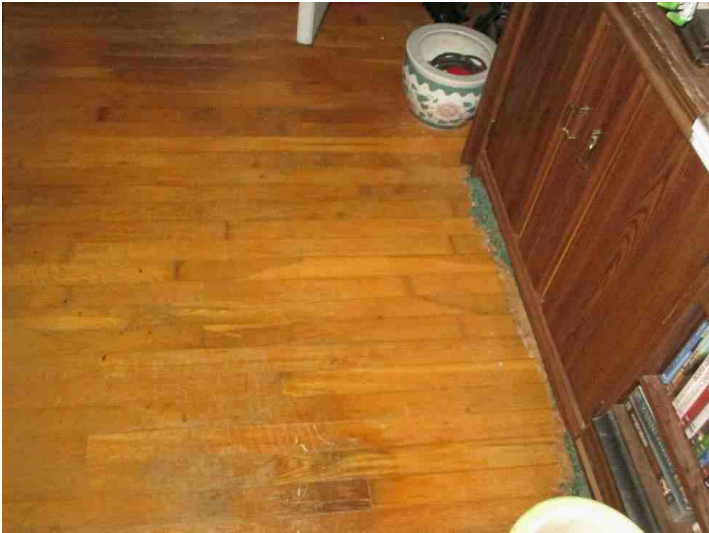
Subject Street

Photograph Addendum

Borrower	NONE				
Property Address	4228 Clay St				
City	Geneva	County	Ashtabula	State	OH Zip Code 44041
Lender/Client	NONE				



Foyer



Living Room (floor detail)Needs refinished



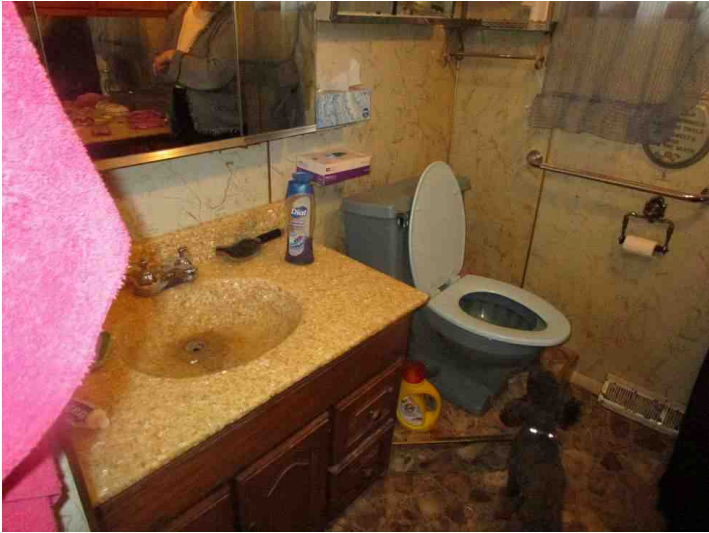
Foyer ceiling water stains



Door Jamb detail does not close correctly



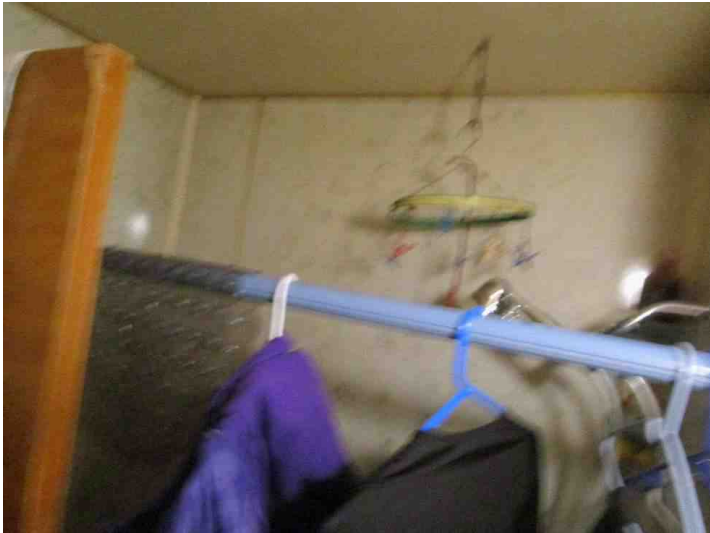
Living Room



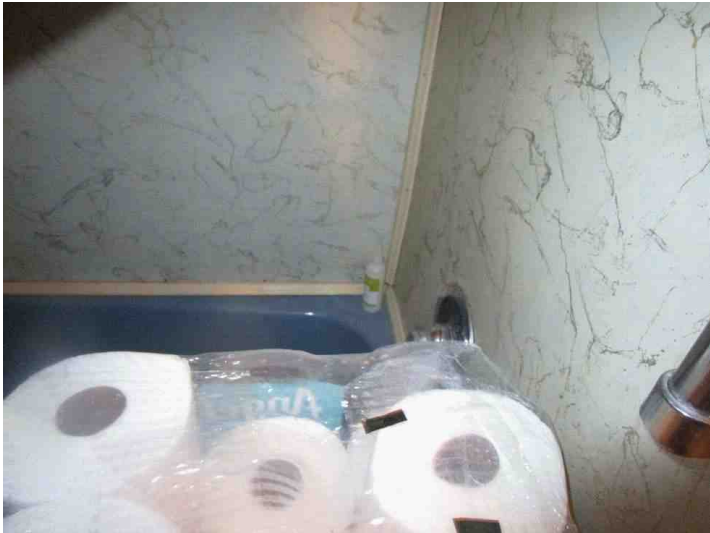
Bathroom

Photograph Addendum

Borrower	NONE				
Property Address	4228 Clay St				
City	Geneva	County	Ashtabula	State	OH Zip Code 44041
Lender/Client	NONE				



Bathroom



Bathroom



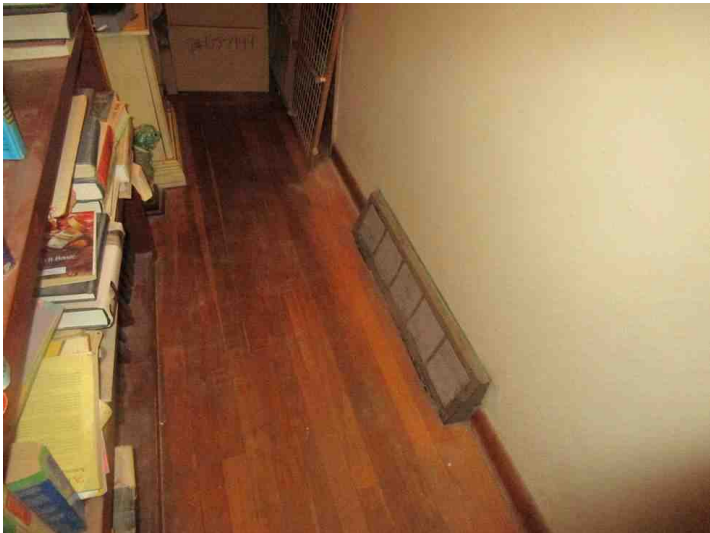
Bathroom



Bathroom worn cabinets



Bedroom 1



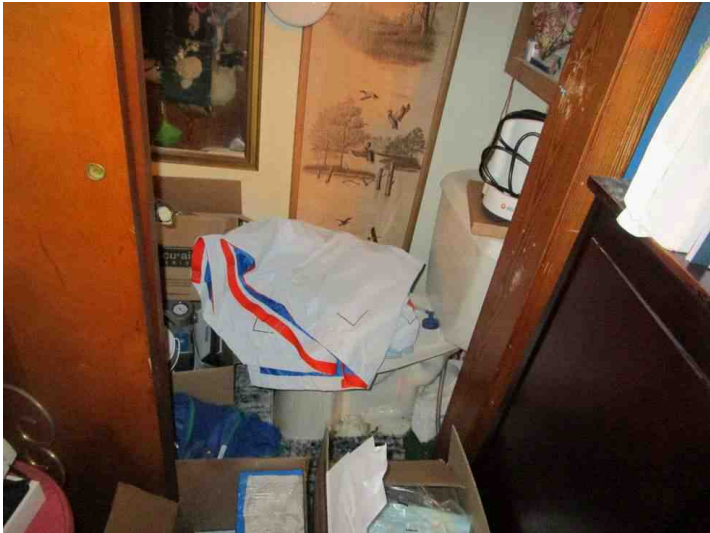
hall worn floor

Photograph Addendum

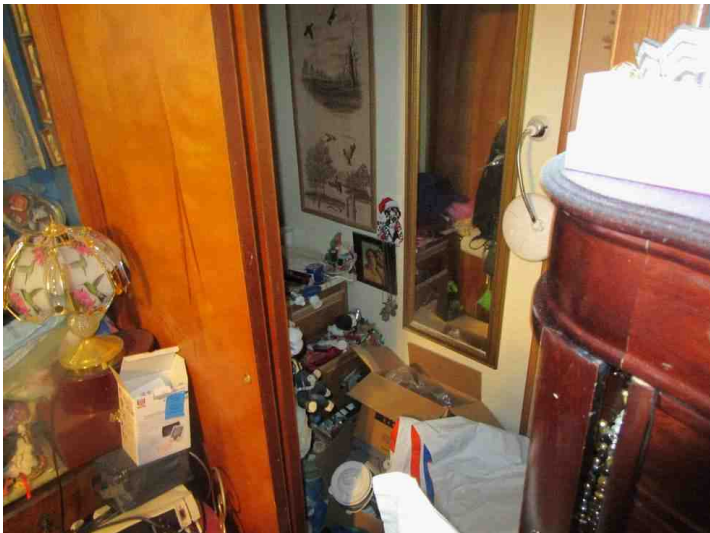
Borrower	NONE				
Property Address	4228 Clay St				
City	Geneva	County	Ashtabula	State	OH Zip Code 44041
Lender/Client	NONE				



Bedroom 2



Bedroom 2 (closet converted to half bath)



Bedroom 2 closet converted to half bath



Bedroom 3



Bedroom 3 (floor detail) end of useful life



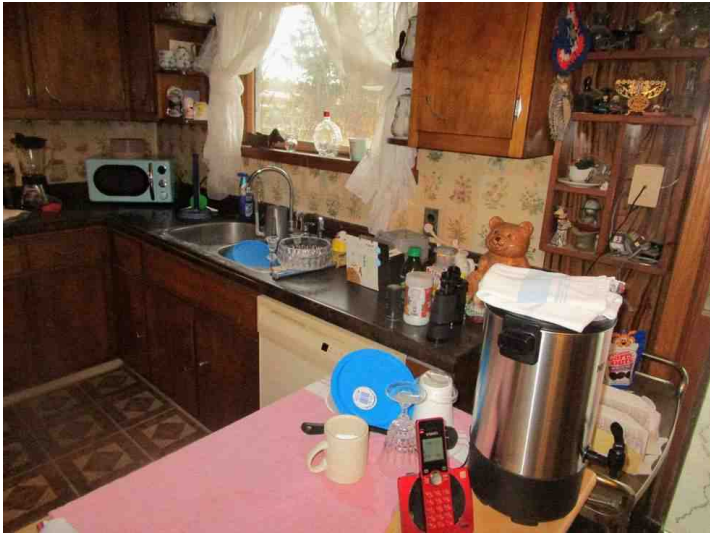
Door gap detail

Photograph Addendum

Borrower	NONE				
Property Address	4228 Clay St				
City	Geneva	County	Ashtabula	State	OH Zip Code 44041
Lender/Client	NONE				



Laundry Room (floor detail) end of usefull life



Kitchen



Kitchen dated and worn



Kitchen



Kitchen



Dining Room

Photograph Addendum

Borrower	NONE				
Property Address	4228 Clay St				
City	Geneva	County	Ashtabula	State	OH Zip Code 44041
Lender/Client	NONE				



ceiling poor repair



worn kitchen cabinets



Laundry Room



Family Room



floor coverings



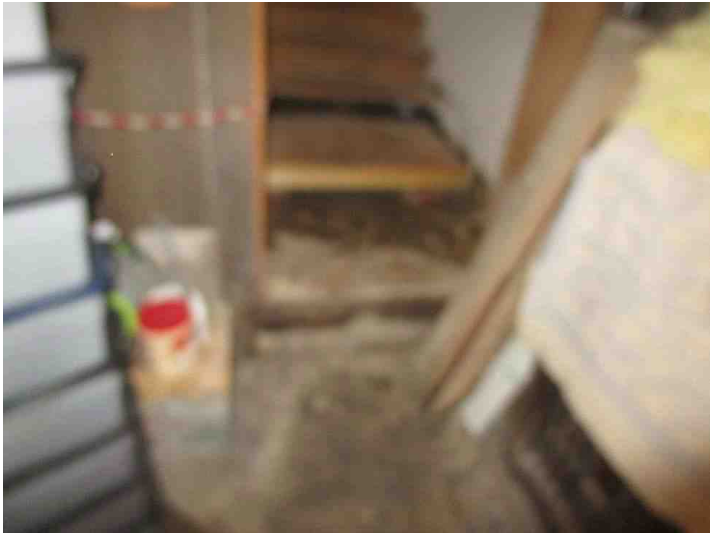
old garage

Photograph Addendum

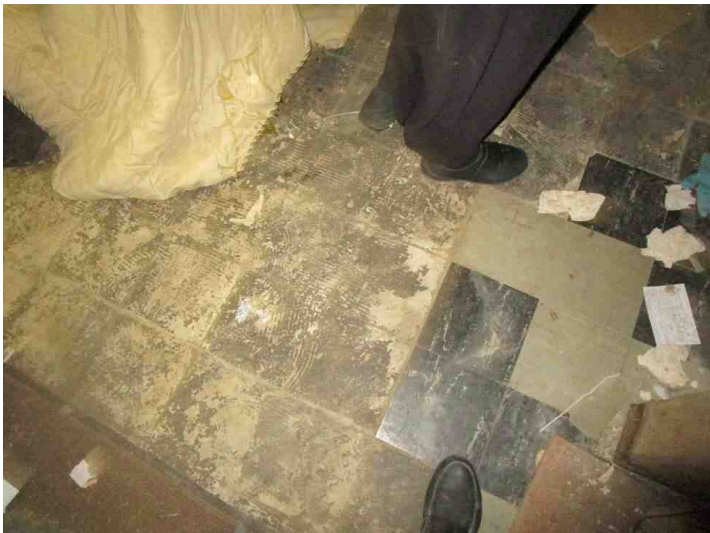
Borrower	NONE				
Property Address	4228 Clay St				
City	Geneva	County	Ashtabula	State	OH Zip Code 44041
Lender/Client	NONE				



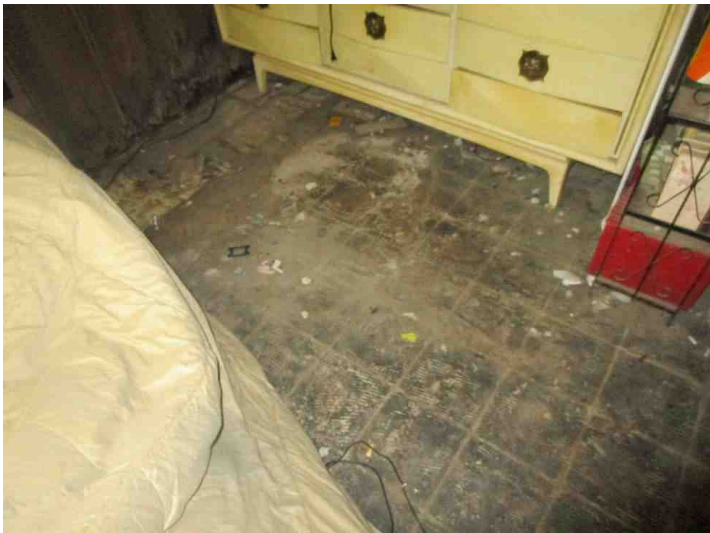
old garage



wet basement



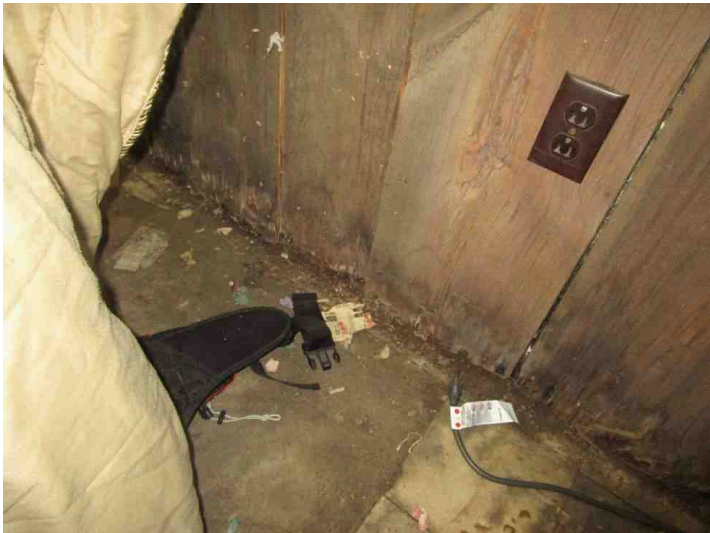
Basement (Floor detail) (Missing asbestos tiles)



Basement (Floor detail) (Missing asbestos tiles)



Basement (water damage detail)



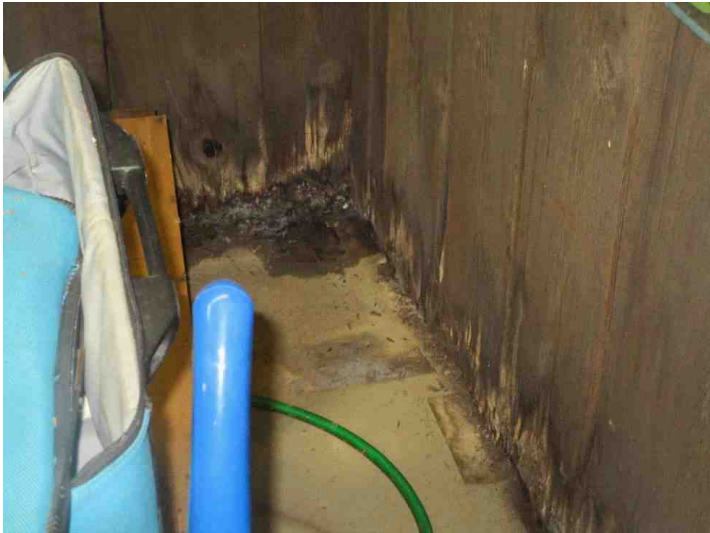
Basement (water damage detail)

Photograph Addendum

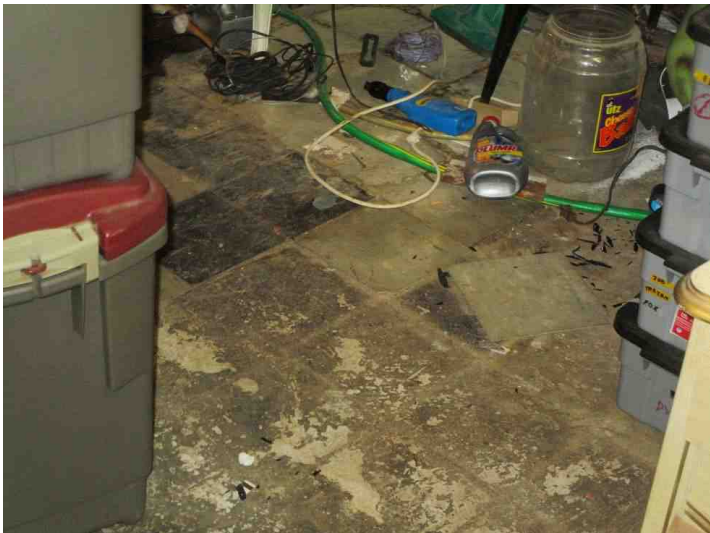
Borrower	NONE				
Property Address	4228 Clay St				
City	Geneva	County	Ashtabula	State	OH Zip Code 44041
Lender/Client	NONE				



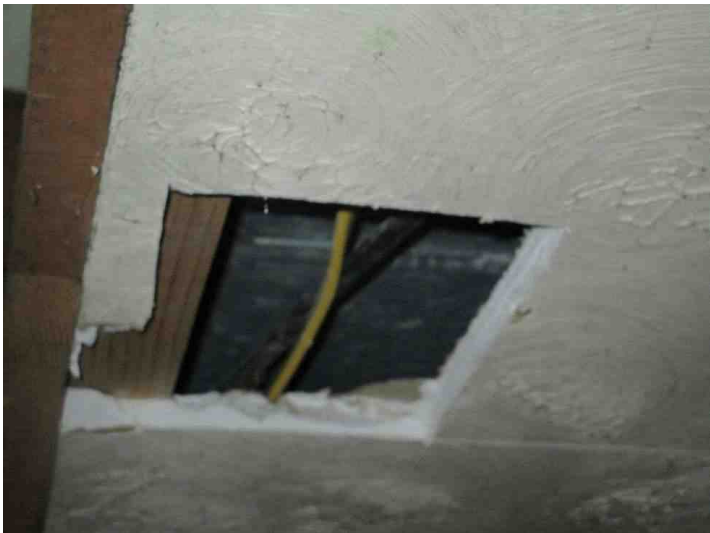
Basement (water damage detail)



Basement (water damage detail)



Basement (floor detail)



Photograph Addendum

Borrower	NONE			
Property Address	4228 Clay St			
City	Geneva	County	Ashtabula	State OH Zip Code 44041
Lender/Client	NONE			



Oil Tank



basement



Furnace



H2O Tank



Water treatment system



Electrical Panel

Photograph Addendum

Borrower	NONE				
Property Address	4228 Clay St				
City	Geneva	County	Ashtabula	State	OH Zip Code 44041
Lender/Client	NONE				



Basement (Bathroom)



Basement (Bathroom)



Basement (Bathroom)



Basement (Bathroom)



Basement (Bathroom)



old garage

Photograph Addendum

Borrower	NONE				
Property Address	4228 Clay St				
City	Geneva	County	Ashtabula	State	OH Zip Code 44041
Lender/Client	NONE				



2-Car Attached Garage (interior)



2-Car Attached Garage (interior)



Subject Front/Side



Subject Front



Street View



Street View 2

Photograph Addendum

Borrower	NONE				
Property Address	4228 Clay St				
City	Geneva	County	Ashtabula	State	OH Zip Code 44041
Lender/Client	NONE				



Subject Side



Subject Rear/Side



Subject Rear



Pond



Subject Rear



Vinyl Siding (damage detail)

Photograph Addendum

Borrower	NONE				
Property Address	4228 Clay St				
City	Geneva	County	Ashtabula	State	OH Zip Code 44041
Lender/Client	NONE				



Subject Rear/Side



CAC Unit



Subject Side/Front



Subject Side/Front



Subject Front



Address Plaque

Photograph Addendum

Borrower	NONE			
Property Address	4228 Clay St			
City	Geneva	County	Ashtabula	State OH Zip Code 44041
Lender/Client	NONE			



Subject Front



Foundation (settlement detail)



Foundation (settlement detail)



Foundation (settlement detail)



Windows (chipping/peeling paint detail)



Windows (chipping/peeling paint detail)

Comparable Photo Page					
Borrower	NONE				
Property Address	4228 Clay St				
City	Geneva	County	Ashtabula	State	OH Zip Code 44041
Lender/Client	NONE				



Comparable 1

4851 N Ridge Rd E
Prox. to Subject 2.35 miles NW
Sale Price 109,000
Gross Living Area 1,328
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 1.0
Location N;Res;BsyRd
View N;Res;
Site 1.96 ac
Quality Q4
Age 87



Comparable 2

1040 Harpersfield Rd
Prox. to Subject 2.94 miles SW
Sale Price 156,000
Gross Living Area 1,108
Total Rooms 5
Total Bedrooms 3
Total Bathrooms 2.0
Location N;Res;BsyRd
View N;Res;
Site 1.04 ac
Quality Q4
Age 49



Comparable 3

1991 Austinburg Rd
Prox. to Subject 2.97 miles E
Sale Price 162,500
Gross Living Area 1,066
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 1.0
Location N;Res;BsyRd
View N;Res;
Site 3.60 ac
Quality Q4
Age 61

Comparable Photo Page

Borrower	NONE					
Property Address	4228 Clay St					
City	Geneva	County	Ashtabula	State	OH	Zip Code 44041
Lender/Client	NONE					



Comparable 4

1561 Barnum Rd	
Prox. to Subject	1.33 miles SW
Sale Price	210,000
Gross Living Area	1,430
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;BsyRd
View	N;Res;
Site	2.0 ac
Quality	Q4
Age	49

Comparable 5

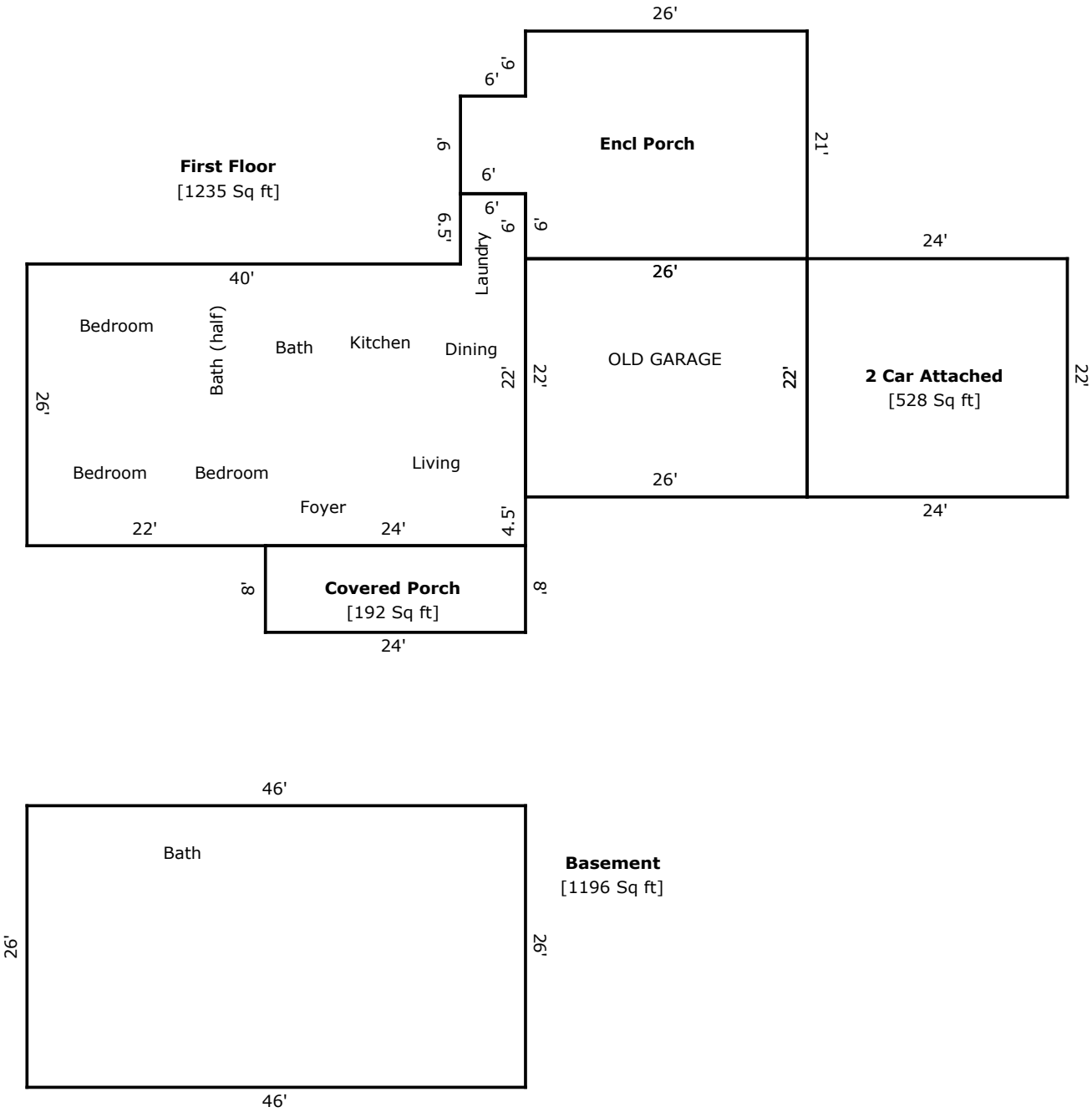
Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Comparable 6

Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Building Sketch

Borrower	NONE				
Property Address	4228 Clay St				
City	Geneva	County	Ashtabula	State	OH Zip Code 44041
Lender/Client	NONE				



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details	
First Floor	1235 Sq ft	6 × 6.5 =	39
		26 × 46 =	1196
Total Living Area (Rounded):		1235 Sq ft	
Non-living Area			
Encl Porch	600 Sq ft	21 × 26 =	546
		6 × 9 =	54
2 Car Attached	572 Sq ft	22 × 26 =	572
2 Car Attached	528 Sq ft	22 × 24 =	528
Covered Porch	192 Sq ft	24 × 8 =	192
Basement	1196 Sq ft	26 × 46 =	1196

Location Map

Borrower	NONE				
Property Address	4228 Clay St				
City	Geneva	County	Ashtabula	State	OH Zip Code 44041
Lender/Client	NONE				



Aerial Map

Borrower	NONE				
Property Address	4228 Clay St				
City	Geneva	County	Ashtabula	State	OH Zip Code 44041
Lender/Client	NONE				



Google

Map data ©2023 Imagery ©2023, Maxar Technologies, State of Ohio / OSIP 10 m L Terms of Use

Plat Map

Borrower	NONE				
Property Address	4228 Clay St				
City	Geneva	County	Ashtabula	State	OH Zip Code 44041
Lender/Client	NONE				

PARID: 220010001300
NBHD: 47500
DURRANT DONNA LYNNE



UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM
(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered “new” if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner’s site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner’s site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from “stock” standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes. Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is ‘Not Updated’ may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost. An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion. A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:
3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
Armlth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

USPAP ADDENDUM

File No. 23-0076

Borrower	NONE		
Property Address	4228 Clay St		
City	Geneva	County	Ashtabula
		State	OH
		Zip Code	44041
Lender	NONE		

This report was prepared under the following USPAP reporting option:

☒ Appraisal Report

This report was prepared in accordance with USPAP Standards Rule 2-2(a).

☐ Restricted Appraisal Report

This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: THREE MONTHS

Additional Certifications

I certify that, to the best of my knowledge and belief:

☒ I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

☐ I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

- The statements of fact contained in this report are true and correct.

- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.

- My engagement in this assignment was not contingent upon developing or reporting predetermined results.

- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.

- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.

- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Additional Comments

NAME OF APPRAISER: RICHARD G. MARLOWE
CLASS OF LICENSURE: CERTIFIED RESIDENTIAL
CERTIFICATION /LICENSURE NUMBER: 2007005990
SCOPE: THIS REPORT IS WITHIN THE SCOPE OF MY LICENSE.
SERVICES PROVIDED BY: DISINTERESTED & UNBIASED THIRD PARTY
THE INTENDED USER OF THIS APPRAISAL REPORT IS THE LENDER/CLIENT. THE INTENDED USE IS TO EVALUATE THE PROPERTY THAT IS THE SUBJECT OF THIS APPRAISAL FOR A MARKET VALUE, SUBJECT TO THE STATED SCOPE OF WORK, PURPOSE OF THE APPRAISAL, REPORTING REQUIREMENT OF THE APPRAISAL REPORT FORM, AND DEFINITION OF MARKET VALUE. NO ADDITIONAL INTENDED USERS ARE IDENTIFIED BY THE APPRAISER.
The appraisal conforms to FIRREA (Financial Institution Reform, Recovery and Enforcement Act of 1989), And it as completed in accordance with Title XI of FIRREA
I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

FEE PAID TO APPRAISER: \$450
NO APPRAISAL MANAGEMENT COMPANY
I AM NOT AN EMPLOYEE OF THE LENDER

APPRAISER:

Signature: 

Name: Richard G. Marlowe

Date Signed: 03/28/2023

State Certification #: 2007005990

or State License #: _____

State: OH

Expiration Date of Certification or License: 05/15/2023

Effective Date of Appraisal: 1/01/2022

SUPERVISORY APPRAISER: (only if required)

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser Inspection of Subject Property:

☐ Did Not ☐ Exterior-only from Street ☐ Interior and Exterior

APPRAISER DISCLOSURE STATEMENT
In Compliance with Ohio Revised Code Section 4763.12(C)

File No. 23-0076

Name of Appraiser: Richard G. Marlowe

Class of Certification/Licensure: ☐ Certified General
☒ Certified Residential
☐ Licensed Residential
☐ Temporary ☐ General ☐ Licensed

Certification/Licensure Number: 2007005990

Scope: This Report ☒ is within the scope of my Certification or License
☐ is not within the scope of my Certification or License

Service Provided by: ☒ Disinterested & Unbiased Third Party
☐ Interested & Biased Third Party
☐ Interested Third Party on Contingent Fee Basis

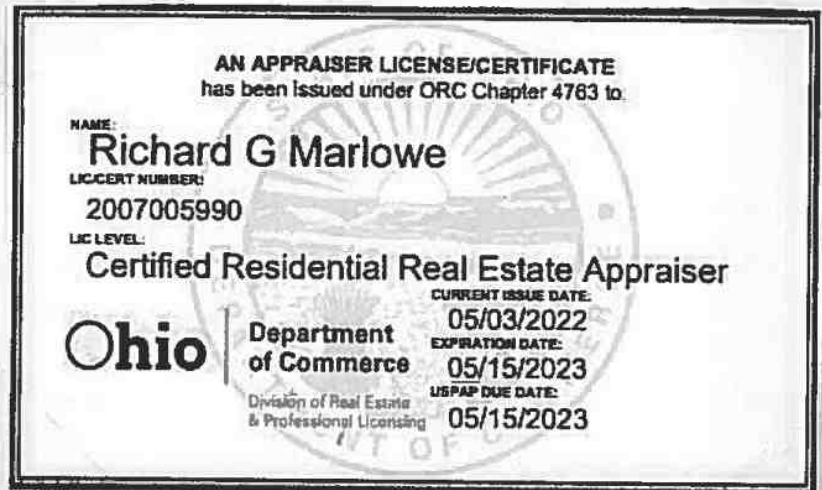
Signature of person preparing and reporting the Appraisal:



This form must be included in conjunction with all appraisal assignments or specialized services performed by a state-certified or state-licensed real estate appraiser

State of Ohio
Department of Commerce
Division of Real Estate Appraiser Section
Cleveland (216) 787-3100

Richard G Marlowe
7282 Hunting Lake Dr
Painesville, OH 44077-8907



OHIO DEPARTMENT OF COMMERCE

DIVISION OF REAL ESTATE AND PROFESSIONAL LICENSING

Richard G Marlowe
Certified Residential Real Estate Appraiser

Appraiser Number: 2007005990
Original Issue Date: 05/15/2008

HAS QUALIFIED UNDER THE LAWS AND RULES OF THE STATE OF OHIO AND THE REQUIREMENTS OF THE REAL ESTATE APPRAISER BOARD AND IS DULY QUALIFIED TO ENGAGE IN THE PRACTICE OF REAL ESTATE APPRAISAL. WITNESS THE SEAL OF THE OHIO DEPARTMENT OF COMMERCE, DIVISION OF REAL ESTATE & PROFESSIONAL LICENSING AND THE SIGNATURES OF THE MEMBERS OF THIS BOARD. THIS CERTIFICATE OR LICENSE IS NOT VALID UNLESS TIMELY RENEWED IN ACCORDANCE WITH ALL STATE OF OHIO REQUIREMENTS.

Erin W. Barnes

Erin W. Barnes

Lytle T. Davis

Lytle T. Davis

Margaret A. Hambleton

Margaret A. Hambleton

Raymond E. Heck

Raymond E. Heck

Michael J. Keren

Michael J. Keren

Richard G Marlowe
7282 Hunting Lake Dr
Painesville, OH 440770000

ASHTABULA COUNTY
25 W Jefferson Street
Jefferson OH 44047-1092
(440) 576-1484 Fax: (440) 576-3446

BOARD OF REVISION HEARING NOTICE TO
ASHTABULA COUNTY PROPERTY OWNER OR HIS/HER AGENT

May 14, 2024

B.O.R. CASE NUMBER: 2023-0048

DONNA LYNNE DURRANT
4228 CLAY ST
GENEVA OH 44041

The Board, in accordance with Ohio Revised Code 5715.19, has scheduled a hearing on:

June 12, 2024 at 1:30 PM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0048 filed for tax year 2023 by DONNA LYNNE DURRANT and described as follows:

Parcel ID(s):

1) 22-001-00-013-00 located at 4228 CLAY ST, the market value is \$202,000. The market value sought is \$120,000.

You or a representative must appear at this hearing or the case will be dismissed.

If you have any questions, please call (440) 576-1484.

Ashtabula County Board of Revision

4851 N Ridge Rd E, Geneva, OH 44041MLS#: **4248093**
Status: **Sold**Prop Type: **Residential**
Sub Type: **Single Family Residence**Close Price: **\$109,000**
List Price: **\$109,900**
DOM/CDOM: **31/31**List Dt Rec: **01/05/2021**
Unit:
County: **Ashtabula**List Date: **01/05/2021**
Contg Dt:
Pend Dt: **02/05/2021**
Off Mkt Dt: **02/05/2021**
Close Dt: **02/26/2021**
Exp Dt:Parcel ID: **TX 170240000800**
Twp: **Geneva Twp**
Subdiv:
School Dist: **Geneva Area CSD - 404**
Bedrooms: **3**
Total Baths: **1 (1/0)**
Yr Built: **1935**
Liv Area: **1328/NA/1328**
Acres: **2.04**
Photo Opt Out: **No**Stories: **2**
Tot Stories:
Levels:
\$/SqFt: **\$82.08**Directions: **Home on Rt 20 on north side****Legal/Taxes**Taxes: **\$971** Tax Year:
Legal: **SEC 1--15** Assessment: **No** Homestead: **Yes****Rooms/SqFt Information**

Beds: 3	Main	Upper	Lower
Beds Main:	2		
Full Baths:	1	0	0
Half Baths:	0	0	0
Laundry:	0	0	1

SqFt Approximate FINISHED/Source:Above Gr: **1,328/Realist**
Below Gr: **-**
TOTAL: **1,328****Lot Information**Lot Dim: **163x735**
Lot Sz Src: **Realist**# Rooms: **6** # FP: **0**

Room	Level	Dimensions	Floors	Features
Living Room	1st		Carpet	Window Treatment
Dining Room	1st		Carpet	Window Treatment
Eat-in Kitchen	1st		Vinyl/LVT	Window Treatment
Master Bedroom.	1st		Carpet	Window Treatment
Bedroom	1st		Carpet	Window Treatment
Bedroom	2nd		Wood	

Features

Architect Style:	Ranch	Year Built:	1935
Prop Attached:	Yes	Builder Name:	
Prop Condn:	Actual YBT		
Basement:	Yes, Full, Unfinished	Cooling:	Central Air
Heating:	Gas, Forced Air		
Appliances:	Dryer, Range, Refrigerator, Washer		
Fireplace:	No		
Lot Features:	Irregular Lot		
Parking:	2.0/Detached Garage, Unpaved		
Construction:	Vinyl Siding	Garage:	Yes/2.0
Roof:	Asphalt/Fiberglass	Carport:	No
Water:	Public	Sewer:	Septic

Remarks: **Adorable Home on 2+ acres with many updates! Newer Siding, Roof, Gutters, Electrical. Some rooms have new paint and carpet. 2 Car Garage. Full Basement. Appliances and Home Warranty Included.****Agent/Broker Info**List Agent: **Sue A Smith (2007000840)**
Contact #: **440-413-1359**
LA Email: **sueasmith@howardhanna.com**
LA License #: **OH SALM.2007000840**
Buyer Agent: **Katie McNeill (2015004383)**
Contact #: **440-796-5506**
BA Email: **katiemcneill@mcdhomes.com**
BA License #: **OH SAL.2015004383**
Co Buyer Agt: **Ashley A Zeller (2018000578)**
Co License #: **OH SAL.2018000578**
Co BA Email: **ashleyzeller@mcdhomes.com**List Office: **Howard Hanna (2832)**
Office Phone: **440-428-1818**
Office Fax: **440-428-7161**
Brokerage Lic: **189163**
Buyer Office: **McDowell Homes Real Estate Services (9545)**
Office Phone: **440-205-2000**
Office Fax: **440-528-3569**
Brokerage Lic: **2014005272**
Co Buyer Off: **()**
Brokerage Lic:**Showing**Showing Contact: **440-686-0100** Type:
Showing Rqmts: **Showing Service, Use Showing Time Link**
Showing Remarks: **Call showing service or use link**
Show Address to Client: **Yes****Distribution**

Internet Listing Y/N: **Yes**Internet Address Y/N: **Yes**

Internet Consumer Comm Y/N:

Listing/Contract Info

Owner Name: **Edwyn & Joann Erb**
Listing Agreement: **Exclusive Right To Sell**
Listing Contract Date: **01/05/2021**
Possession: **Time of Transfer**

Owner Phone:
Expiration Date:

Owner Agent: Warranty: **Yes**
Listing Service: **Full Service**
Purchase Contract Date: **02/05/2021**
Orig List Price: **\$109,900**

Occupant: **Vacant**
Special Listing Conditions: **Principal/NR**

Buyer Agency Comp: **3/2**Other Comp: **None**Comp Explain: **3% first 100k, 2% remainder**Online Bidding: **No**Court Ordered: **No**List Terms: **Cash, Conventional, FHA, USDA, VA**

Broker Remarks: **East to show. Family in the process of cleaning out the home so don't mind the boxes. Pics to be posted in the next few days. Garage needs some work.**

Comparable InformationClose Date: **02/26/2021**Close Price: **\$109,000**Closed By: **Sale**Seller Pd Closing Costs: **\$6,000**Buyer Financing: **FHA**

Prepared By: Rick G. Marlowe

Information is Believed To Be Accurate But Not Guaranteed

Date Printed: 06/12/2024 09:44 AM

Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

MLS: 4248093

[4851 N Ridge Rd E, Geneva, OH 44041](#)

Bd:3 Ba:1 (1/0) SqFt: 1328/NA/1328 Gar:2 Bsmt: Yes Yr: 1935 Acres: 2.04 Sold: 02/26/2021 \$109,000



Information is Believed To Be Accurate But Not Guaranteed

1040 Harpersfield Rd, Geneva, OH 44041MLS#: **4268674**
Status: **Sold**Prop Type: **Residential**
Sub Type: **Single Family Residence**Close Price: **\$156,000**
List Price: **\$154,900**
DOM/CDOM: **3/3**List Dt Rec: **04/08/2021**
Unit:
County: **Ashtabula**List Date: **04/08/2021**
Contg Dt:
Pend Dt: **04/15/2021**
Off Mkt Dt: **04/15/2021**
Close Dt: **05/28/2021**
Exp Dt:Parcel ID: **TX 220110001902**
Twp: **Harpersfield Twp**
Subdiv: **Harpersfield**
School Dist: **Geneva Area CSD - 404**
Bedrooms: **3**
Total Baths: **2 (2/0)**
Yr Built: **1973**
Liv Area: **1108/NA/1108**
Acres: **1.01**
Photo Opt Out: **No**Stories: **1**
Tot Stories:
Levels:
\$/SqFt: **\$140.79**Directions: **Rt 534 to Harpersfield Rd or Rt. 307 to Harpersfield Rd.****Legal/Taxes**Taxes: **\$1,638**
Legal: **87**

Tax Year:

Assessment: **Yes**Homestead: **Yes****Rooms/SqFt Information**

Beds: 3	Main	Upper	Lower
Beds Main:	3		
Full Baths:	2	0	0
Half Baths:	0	0	0
Laundry:	0	0	1

SqFt Approximate FINISHED/Source:
Above Gr: **1,108/Auditors Website**
Below Gr: **-**
TOTAL: **1,108**Lot Information
Lot Sz Src: **Auditors Website**# Rooms: **5** # FP: **0**

Room	Level	Dimensions	Floors	Features
Living Room	1st	22 x 12	Wood	
Eat-in Kitchen	1st	25 x 8	Vinyl/LVT	
Master Bedroom.	1st	14 x 12	Wood	
Bedroom	1st	10 x 11	Wood	
Bedroom	1st		Wood	

Features

Architect Style:	Ranch	Year Built:	1973
Prop Attached:	No	Builder Name:	
Prop Condn:	Actual YBT		
Basement:	Yes, Full, Unfinished	Cooling:	Central Air
Heating:	Baseboard, Oil		
Appliances:	Dryer, Range, Refrigerator, Washer		
Fireplace:	No		
Patio/Porch:	Porch	Garage:	Yes/2.0
Parking:	2.0/Attached Garage, Electric, Unpaved	Carport:	No
Construction:	Vinyl Siding	Sewer:	Septic
Roof:	Asphalt/Fiberglass		
Water:	Public		
Other Struct:	Shed		

Remarks: **This adorable 3 bedroom, 2 bath Ranch is located in the heart of Ohio Wine Country and minutes to Harpersfield Covered Bridge. Beautiful hardwood floors in the living room, hall and all bedrooms. Nice size eat-in kitchen has sliders leading to the peaceful back yard. Master bedroom with private bath. The home has a full basement which could be finished to add additional living space. Conveniently located to Rt. 90, shopping and more!**

Agent/Broker Info

List Agent: **Debbie Lake (2006003295)**

Contact #: **216-314-3335**

LA Email: **debbie.lake@cbschmidttohio.com**

LA License #: **OH SAL.2006003295**

Co List Agt: **Malcolm A Chafer (220741)**

Co License #: **OH BRKM.0000220741**

Contact #: **440-466-9177**

Buyer Agent: **Ryan Zalimeni (2017003868)**

Contact #: **440-361-0395**

BA Email: **ryanzrealtor@gmail.com**

BA License #: **OH SAL.2017003868**

List Office: **Coldwell Banker Schmidt Realty (2133)**

Office Phone: **440-466-9177**

Office Fax: **440-466-7478**

Brokerage Lic: **2015000349**

Co List Off: **Coldwell Banker Schmidt Realty (2133)**

Brokerage Lic: **2015000349**

Co LA Email: **macchafer@yahoo.com**

Buyer Office: **Century 21 HomeStar (9752)**

Office Phone: **440-449-9100**

Office Fax: **440-449-9100**

Brokerage Lic: **2009004120**

Showing

Showing Rqmts: **Use Showing Time Link**

Showing Remarks: **24 Hour Notice**

Show Address to Client: **Yes**

Internet Listing Y/N: **Yes** Internet Address Y/N: **Yes** Internet Consumer Comm Y/N:

Distribution
Listing/Contract Info

Owner Name: **Sandra Trapp** Owner Phone: Owner Agent: Warranty: **No**
Listing Agreement: **Exclusive Right To Sell** Listing Service: **Full Service**
Listing Contract Date: **04/08/2021** Expiration Date: Purchase Contract Date: **04/15/2021**
Possession: **Negotiable (Possession)** Orig List Price: **\$154,900**
Occupant: **Owner**
Special Listing Conditions: **Resident Owned**
Buyer Agency Comp: **3/2**
Other Comp: **Graduated**
Comp Explain: **3% on 1st 100,000/2% on remainder**
Online Bidding: **No**
Court Ordered: **No**
Broker Remarks: **Please follow COVID-19 Showing Guidelines. 24 Hour Notice for showings. The homestead exemption has been added back in. Seller will review all offers at 9:00am on Thursday**
Comparable Information
Close Date: **05/28/2021** Close Price: **\$156,000**
Closed By: **Sale** Seller Pd Closing Costs: **\$0**
Buyer Financing: **Conventional**

Prepared By: Rick G. Marlowe Information is Believed To Be Accurate But Not Guaranteed Date Printed: 06/12/2024 09:39 AM
Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

MLS: 4268674

[1040 Harpersfield Rd , Geneva, OH 44041](#)

Bd:3 Ba:2 (2/0) SqFt: 1108/NA/1108 Gar:2 Bsmt: Yes Yr: 1973 Acres: 1.01 Sold: 05/28/2021 \$156,000





Information is Believed To Be Accurate But Not Guaranteed

1991 Austinburg Rd, Ashtabula, OH 44004MLS#: **4305565**
Status: **Sold**Prop Type: **Residential**
Sub Type: **Single Family Residence**Close Price: **\$162,500**
List Price: **\$159,000**
DOM/CDOM: **5/5**List Dt Rec: **08/05/2021**
Unit:
County: **Ashtabula**List Date: **08/05/2021**
Contg Dt:
Pend Dt: **08/10/2021**
Off Mkt Dt: **08/10/2021**
Close Dt: **09/01/2021**
Exp Dt:Parcel ID: **TX 480260000900**
Twp: **Saybrook Twp**
Subdiv:
School Dist: **Ashtabula Area CSD - 401**
Bedrooms: **3**
Total Baths: **1 (1/0)**
Yr Built: **1961**
Liv Area: **1266/NA/1266**
Acres: **3.60**
Photo Opt Out: **No**Stories: **1**
Tot Stories:
Levels:
\$/SqFt: **\$128.36**Directions: **Austinburg Rd can be accessed from Route 45 by Flying J. The property is located on the North side of the road (1st house after the hotel) Austinburg Rd is also accessible from Bunkerhill (Route 84), travel to address****Legal/Taxes**Taxes: **\$1,412** Tax Year: Assessment: **Yes** Homestead: **Yes**
Legal: **88****Rooms/SqFt Information**

Beds: 3	Main	Upper	Lower
Beds Main: 3			
Full Baths: 1	0	0	0
Half Baths: 0	0	0	0
Laundry: 1	0	0	1

SqFt Approximate FINISHED/Source:
Above Gr: **1,266/Owner**
Below Gr: **-**
TOTAL: **1,266**Lot InformationLot Dim: **761 x 592**
Lot Sz Src: **Realist**# Rooms: **6** # FP: **0**

Room	Level	Dimensions	Floors	Features
Living Room	1st	15 x 15	Carpet	Window Treatment
Kitchen	1st	12 x 9	Laminate	Window Treatment
Dining Room	1st	9 x 9	Laminate	Window Treatment
Master Bedroom.	1st	11 x 9	Wood	Window Treatment
Bedroom	1st	11 x 9	Wood	Window Treatment
Bedroom	1st	9 x 9	Wood	Window Treatment
Bathroom	1st	9 x 4	Linoleum	Window Treatment
Breezeway	1st	21 x 7	Carpet	Window Treatment

Features

Architect Style:	Ranch	Year Built:	1961
Prop Attached:	No	Builder Name:	
Prop Condt:	Actual YBT		
Basement:	Yes, Full, Unfinished		
Heating:	Gas, Forced Air	Cooling:	Central Air
Appliances:	Dishwasher, Dryer, Microwave, Range, Refrigerator, Security System, Smoke Detector, Sump Pump, Washer		
Fireplace:	No		
Access Feat:	Disability Features		
Patio/Porch:	Deck, Patio, Porch		
Direction Faces:	S	Nat Rsrce Rgts:	
Lot Features:	Irregular Lot		
View Desc:	Trees/Woods		
Parking:	1.0/Attached Garage, Garage Door Opener, Electric, Paved		
Construction:	Aluminum Siding	Garage:	Yes/1.0
Roof:	Asphalt/Fiberglass	Carport:	No
Water:	Public	Sewer:	Septic
Other Struct:	Outbuilding, Shed		

Remarks: **This is a great ranch with 3 bedrooms and 1 bath. The bedrooms have wood floors and there is wood floors under the carpet in the living room per the owner. All appliances stay-dishwasher is 2yrs old, stove 14yrs, fridge 5 yrs, washer and dryer 6yrs old. 2017 new furnace, septic pumped and new distributor in 2020. City water, roof 10years old, porch is 16x10, deck is 16x20. There are 2 sheds out back and a shop with overhead door on 3.599 acres. There are so many places to utilize on this property to enjoy. Schedule to see it soon!****Agent/Broker Info**List Agent: **Jennifer L Bartone (2008002155)**
Contact #: **440-645-6967**
LA Email: **realtorjennb@gmail.com**
LA License #: **OH SAL.2008002155**
Co List Agt: **Jarrod Dixon (2007001555)**List Office: **Harbor Realty (2385)**
Office Phone: **440-964-7142**
Office Fax: **440-964-6606**
Brokerage Lic: **2003016657**
Co List Off: **Harbor Realty (2385)**

Co License #: **OH SAL.2007001555**Contact #: **440-645-7467**Buyer Agent: [Carole Stormer-Vaux SFR \(368102\)](#) Contact #: **440-813-2788**BA Email: cstormervaux@gwcmail.netBA License #: **OH SAL.0000368102**Brokerage Lic: **2003016657**Co LA Email: jdixonrealty@gmail.comBuyer Office: [Assured Real Estate \(20059\)](#) Office Phone: **440-576-7355**Office Fax: **440-710-0216**Brokerage Lic: **2017002401****Showing**Electronic Lock Box: **No**

Serial #:

Showing Contact: **440-686-0100**

Type:

Showing Rqmts: **Showing Service, Use Showing Time Link**Showing Remarks: **Please give a 2 hour lead time for showings. Seller will be there to let you in**Show Address to Client: **Yes****Distribution**Internet Listing Y/N: **Yes**Internet Address Y/N: **Yes**

Internet Consumer Comm Y/N:

Listing/Contract Info

Owner Name:

Owner Phone:

Owner Agent: Warranty: **No**Listing Agreement: **Exclusive Right To Sell**Listing Contract Date: **08/05/2021**

Expiration Date:

Listing Service: **Full Service**Possession: **Negotiable (Possession)**Purchase Contract Date: **08/10/2021**Occupant: **Owner**Orig List Price: **\$159,000**Special Listing Conditions: **Resident Owned**Buyer Agency Comp: **3**Other Comp: **None**Online Bidding: **No**Court Ordered: **No**List Terms: **Cash, Conventional, FHA, USDA, VA**

Broker Remarks: **Owner is selling AS-IS, some furnishings will be for sale. Detached barn shed next to the house is currently used as a wood working room. Property tax amount is with the homestead reduction. Please give a 2 hour lead time to request an appointment, the owner will be there to let you in.**

<https://www.dotloop.com/my/loop/p/8CITwq9944m?v=CR5sk> EASY OFFER LINK-copy and paste into your browser for access

Comparable InformationClose Date: **09/01/2021**Close Price: **\$162,500**Closed By: **Sale**Seller Pd Closing Costs: **\$0**Buyer Financing: **Cash**

Prepared By: Rick G. Marlowe

Information is Believed To Be Accurate But Not Guaranteed

Date Printed: 06/12/2024 09:40 AM

Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

MLS: 4305565

[1991 Austinburg Rd., Ashtabula, OH 44004](#)

Bd:3 Ba:1 (1/0) SqFt: 1266/NA/1266 Gar:1 Bsmt: Yes Yr: 1961 Acres: 3.60 Sold: 09/01/2021 \$162,500







Information is Believed To Be Accurate But Not Guaranteed

1561 Barnum, Harpersfield, OH 44041MLS#: **4300338**
Status: **Sold**Prop Type: **Residential**
Sub Type: **Single Family Residence**Close Price: **\$210,000**
List Price: **\$200,000**
DOM/CDOM: **3/3**List Dt Rec: **07/20/2021**
Unit:
County: **Ashtabula**List Date: **07/20/2021**
Contg Dt:
Pend Dt: **07/23/2021**
Off Mkt Dt: **07/23/2021**
Close Dt: **09/03/2021**
Exp Dt:Parcel ID: **TX 220060001701**Twp:
Subdiv:
School Dist: **Geneva Area CSD - 404**
Bedrooms: **3**
Total Baths: **2 (2/0)**
Yr Built: **1973**
Liv Area: **1430/NA/1430**
Acres: **2.00**
Photo Opt Out: **No**Stories:
Tot Stories:
Levels:
\$/SqFt: **\$146.85**Directions: **House is located off Barnum road off 307 across from Kenisees Campground. Some GPS take you to the other side of Barnum****Legal/Taxes**Taxes: **\$2,285**

Tax Year:

Assessment: **Yes**Homestead: **No****Rooms/SqFt Information**

Beds: 3	Main	Upper	Lower
Beds Main: 3			
Full Baths: 2	0	0	0
Half Baths: 0	0	0	0
Laundry: 1	0	0	1

SqFt Approximate FINISHED/Source:
Above Gr: **1,430/Auditors Website**
Below Gr: **-**
TOTAL: **1,430**# Rooms: # FP: **1****Features**

Architect Style: Ranch	Year Built: 1973
Prop Condt: Actual YBT	
Basement: Yes, Full	
Heating: Fireplace, Hot Water/Steam, Oil	Cooling: None
Appliances: Dishwasher, Dryer, Microwave, Range, Refrigerator, Smoke Detector, Sump Pump, Washer	
Fireplace: Yes/#FP:1	
Direction Faces: E	Nat Rsrce Rgts:
Parking: 4.0/Attached Garage, Detached Garage, None, Electric	
Construction: Vinyl Siding	Garage: Yes/4.0
Roof: Metal	Carport: No
Water: Well	Sewer: Septic

Remarks: **Beautiful home in Harpersfield! Home owners have done so many updates. New paint and trim throughout the home. New ceiling fans, light fixtures. New carpet in the living room and hallway. Kraft Maid Cherry wood kitchen with pull out shelves. Garden window in the kitchen. New fridge and over the range microwave in July 2021. Newer ceramic cooktop stove with built in convection oven and air fryer. New cabinets in laundry room. Bedroom all have fresh paint. Washer and dryer hookups in both basement and laundry room upstairs. Metal roof with ice guards. Huge deck with 3 gorgeous metal pergolas/gazebos anchored to the deck. 18 foot by 4ft above ground pool new pump, hoses etc. 4 car garage with work shop! All this plus more on 2 acres! You have to see to appreciate!**

Agent/Broker Info

List Agent: **Chantel Lovelady (2014002154)**

Contact #: **440-645-5025**

LA Email: **chantellovelady@howardhanna.com**

LA License #: **OH SAL.2014002154**

Buyer Agent: **William M Davis (2013004481)**

Contact #: **216-712-1314**

BA Email: **realtorwilldavis@gmail.com**

BA License #: **OH SAL.2013004481**

Co Buyer Agt: **Donna M Hamblen (2003009364)**

Co License #: **OH SAL.2003009364**

Co BA Email: **Luxrealtors@icloud.com**

List Office: **Howard Hanna (2832)**

Office Phone: **440-428-1818**

Office Fax: **440-428-7161**

Brokerage Lic: **189163**

Buyer Office: **Century 21 HomeStar (9752)**

Office Phone: **440-449-9100**

Office Fax: **440-449-9100**

Brokerage Lic: **2009004120**

Co Buyer Off: **Century 21 HomeStar (9752)**

Brokerage Lic: **2009004120**

Showing

Showing Contact: **440-686-0100** Type:

Showing Rqmts: **Showing Service**

Showing Remarks: **atleast 2 hour notice. Call showing service or agent.**

Show Address to Client: **Yes**

DistributionInternet Listing Y/N: **Yes**Internet Address Y/N: **Yes**

Internet Consumer Comm Y/N:

Listing/Contract Info

Owner Name:

Listing Agreement: **Exclusive Right To Sell**

Owner Phone:

Owner Agent: Warranty: **No**

Listing Service: **Full Service**

6/12/24, 9:42 AM

Matrix

-Listing Contract Date: **07/20/2021**

Expiration Date:

Purchase Contract Date: **07/23/2021**

Possession: **Time of Transfer**

Orig List Price: **\$200,000**

Buyer Agency Comp: **2.5**

Other Comp: **None**

Comp Explain: **2.5%**

Online Bidding: **No**

Court Ordered: **No**

Broker Remarks: **Please see supplements for all extras seller is leaving! Seller is asking for all highest and best offers by 7 pm on July 22,2021**

Comparable Information

Close Date: **09/03/2021**

Close Price: **\$210,000**

Closed By: **Sale**

Seller Pd Closing Costs: **\$5,250**

Buyer Financing: **Conventional**

Prepared By: Rick G. Marlowe

Information is Believed To Be Accurate But Not Guaranteed

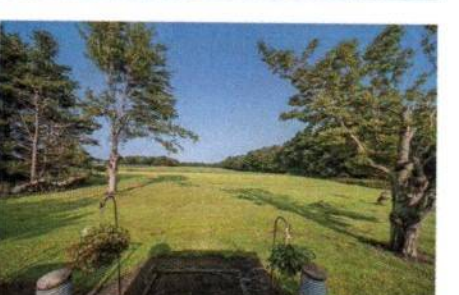
Date Printed: 06/12/2024 09:42 AM

Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

MLS: 4300338

1561 Barnum , Harpersfield, OH 44041

Bd:3 Ba:2 (2/0) SqFt: 1430/NA/1430 Gar:4 Bsmt: Yes Yr: 1973 Acres: 2.00 Sold: 09/03/2021 \$210,000





HEARING MINUTES

Case Type VL

The Hearing of Board of Revision Case 2023-0048, DONNA LYNNE DURRANT is being recorded and the date is 6/12/2024.

Board Members

Auditor, David Thomas Treasurer, Angie Maki Cliff Commissioner, Kathryn Whittington

Others present:

Janet Discher, Commissioner Alternate

Alex Iarocci, Treasurer Alternate

Donna Durrant, owner & Andrea Durrant, daughter via phone

Richard Marlowe, appraiser for owner

Complainant Seeks: \$120000

Subject Parcel: 220010001300

Auditor Value: \$202000

Hearing No # 9

HEARING MINUTES

BOR Case: 2023-0048

Owner Name: DONNA LYNNE DURRANT

Board Action

Motion to: ☒ Agree ☐ Set Value \$

CAUV Reinstatement- ☐ All Acres ☐ No Acres ☐ Set Acres _____

☐ No Change ☐ Withdrawal ☐ Table

☐ No Show

Other _____

Based Upon:

testimony provided regarding condition and submitted appraisal report.

Was Made by: David

2nd by: Janet

Roll: Thomas=yes/Iarocci=yes/Discher=yes

Motion therefore: ☒ Passed ☐ Failed

Decision Date: 6/12/24



David Thomas, Auditor
Secretary of the Board of Revision

Hearing No # 9

ASHTABULA COUNTY
Board of Revision
25 W Jefferson Street
Jefferson OH 44047-1092
(440) 576-1484 Fax: (440) 576-3446

Notice of Decision for BOR Case: 2023-0048

DONNA LYNNE DURRANT
4228 CLAY ST
GENEVA OH 44041

Based on the decision of the Board of Revision, the County Auditor is hereby authorized to adjust the Tax List accordingly.
Result Below.

An appeal from this decision may be filed with the County Board of Revision and with either the Board of Tax Appeals, per Ohio R.C. 5717.01 or the Court of Common Pleas, per Ohio R.C. 5717.05. Appeals must be filed within thirty (30) days of the postmark of this Notice of Decision.

PARCEL	CLASS	TAXING DISTRICT		TAX YEAR
22-001-00-013-00	511-1FMLY UNPL 0-9	22-HARPERSFIELD TWP-GENEVA CSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$48,200	\$153,800	\$202,000	
Adjustment:	\$0	-\$82,000	-\$82,000	
New Value:	\$48,200	\$71,800	\$120,000	
RESULT: VLD - VALUE DECREASE. AGREE TO COMPLAINT OF \$120,000				


Board of Revision